



FILE: PA02-0043

DATE: June 25, 2002

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application PA02-0043 for Site Development Permit

APPLICANT: South County Apartment Development Company, LLC, the project builder, and
DMB Ladera, LLC and Rancho Mission Viejo, property owner

I. NATURE OF PROJECT:

The applicant proposes the construction of a 180-unit apartment facility designed and planned for active older adults aged 55 or more on a 5.26-acre site. The project is planned to be marketed as *Oak Knoll Village*. The apartment complex proposes to offer a full range of social activities and services, including organized outings and concierge and transportation services. Facilities will include a pool, spa, clubhouse (including a fitness center and game room), barbeque area, and outdoor gathering areas. A permanent leasing office is also planned in the clubhouse building.

The 180 apartment units are in a single three-story building with all parts of the building accessible via covered or enclosed circulation paths. The 180 units includes a mixture of one and two-bedroom units. This mix includes 30 junior one-bedroom units with 550 square feet of living area, 87 one-bedroom units with 608 square feet of living area, and 63 two-bedroom units with 792 square feet of living area. Each apartment unit has a washer/dryer space and a covered patio or deck area, with some units having a storage area on the deck. The apartments and common areas will include design features which provide accessibility and ease-of-use to promote an independent lifestyle for the residents. Examples include an elevator in each wing of the building, covered corridors and designer feature elements in the kitchens and bathrooms. These features will enable the project to accommodate residents as they age-in-place, an important factor in allowing residents to remain in their home.

Access to the site is from McGwire Road, which comes off O'Neill Road to the east. On-site parking for the project is provided on a dual circular driveway surrounding the complex. Required parking for the proposal is calculated by using the "square-footage" method as permitted by Zoning Code Section 7-9-145.3(d)(3). For this proposal the minimum number of required assigned, unassigned and guest parking spaces is 227 spaces. A total 232 uncovered standard parking spaces are provided, of which 180 are assigned. All assigned parking conforms to the Zoning Code requirement of being located within 200 feet of the dwelling unit they serve. Included in the total number of parking spaces are 9 spaces located at the project entry. Since there are 5 parking spaces over the minimum parking requirement, up to 5 spaces can be reserved for the adjacent leasing office. The Zoning Code does not have a minimum required number of parking spaces for a rental leasing office, however these five

spaces may be made available to residents and guests during non-business hours for the leasing office. It should be noted that since this project is adjacent to the Ladera Sports Park, the applicant might be compelled to place informational signs at the project entry restricting sports park parking. All such signs must be in compliance with Section IX "Sign Regulations" of the Ladera Planned Community regulations.

The on-site parking proposed represents a parking ratio of 1.26 parking spaces per dwelling unit. A parking analysis for this proposal was prepared for the applicant by the engineering and planning firm of Linscott, Law and Greenspan (LLG). In a letter to the applicant dated March 21, 2002, LLG determined that the parking demand for this senior apartment project would be expected to be at a ratio of 0.95 parking spaces per dwelling unit or a total of 171 parking spaces. They concluded that the 232 parking spaces provided should be more than sufficient to accommodate the future parking demands of the proposal.

Typically the use of the unit "square footage" method of calculating multi-family project parking requirements per Zoning Code Section 7-9-145.3(d)(3) is discouraged. However, because of the age restrictions and operational characteristics anticipated as a senior apartment facility, together with the supporting parking analysis for senior apartments, the off-street parking provided is anticipated to be adequate to meet the intent of the off-street parking requirements. It should be noted that the project does comply with Section 7-9-145.3(d)(3) and this project is not subject to a parking modification.

While covered parking is not required for this proposal, staff has expressed concerns with the lack of enclosed or covered parking in this project. The marketing of this type of residential product for active adults includes amenities within walking distance, and transportation services. While this is likely to reduce vehicle use, it will, on the other hand, stress the need for adequate vehicle parking via covered parking that may be used over longer periods of time. As stated, enclosed or covered parking is not required for this project and the applicant is not compelled to provide garages.

Another area of concern in association with the lack of enclosed parking is the lack of storage space for other types of goods. Individual storage space is often available when garages or carports are provided; therefore extra storage space is usually not a concern. To help offset the lack of garage or carport storage, each unit does provide interior storage areas. Plan 1 and Plan 2 units have storage closets on the outdoor decks. Plan 3 has a larger walk in closet and guest closet in lieu of the deck closet.

Should the property owner in the future decide to pursue modifications to the approved site plan to provide enclosed or covered parking spaces, a site development permit or a changed plan will be required depending upon the extent of the modifications. Such changes to the site plan will be reviewed for compliance with development standards and the potential aesthetic impact that such proposal could create to the adjacent single-family neighborhood.

This application would result in the construction of the last remaining dwelling units within PA 1, for a total of 1,294 dwelling units. The proposed 180 dwelling units comply with the "clean up" amendment to the Area Plan Statistical Summary as approved by the Zoning Administrator on November 15, 2001 (Planning Application PA01-0109).

This proposed project site (Lot 19 of recorded Tract 15615 / Parcel 1 of LLA 2000-044) is located northerly of Crown Valley Parkway and westerly of O'Neill Drive, immediately north of the Sports

Park and westerly of the Southern California Edison (SCE) easement. Existing single family residences (Lyon Homes, Tract 15627) are located easterly of the SCE easement and O'Neill Drive.

- II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code sections and 7-9-150 "Discretionary Permits and Procedures" and site development regulation of the Ladera Planned Community.
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III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995, and Addendum PA970104. Prior to project approval, this EIR and Addendum were found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

(signed)

By:

Chad G. Brown, Chief
CPSD/Site Planning Section

WVM

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ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised, or in written correspondence delivered to the Planning and Development Services Department.